



Town of Arlington, Massachusetts
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Minutes 12-4-2012

Thompson School Building Committee Meeting
 Tuesday, December 4, 2012
 Town Hall Annex – Second Floor Conference Room
 6:30 pm

Present: Kathleen Bodie, Superintendent, TSBC
 Adam Chapdelaine, Town Manager, TSBC, PTBC
 John Cole, TSBC, PTBC
 Sheri Donovan, Thompson School Principal, TSBC
 Tobey Jackson, Parent Representative, TSBC
 Diane Johnson, APS Chief Financial Officer, TSBC, PTBC
 Domenic Lanzillotti, Purchasing Officer, TSBC
 Tony Lionetta, TSBC, CPC
 John Maher, TSBC, PTBC
 Mark Miano, Facilities Manager, TSBC, PTBC

Attendees: Brian DeFilippis, OPM, PMA Consultants
 Lori Cowles, Chris Vance, HMFH Architects
 Clerk of the Works, Burt Barachowitz
 Bob Morel, Principal G & R Construction
 Dan Alward, Project Manager, G & R Construction

Call to order: 6:30 pm

Construction Progress Update/Schedule

Clerk of the Works, Burt Barachowitz, reported that:

1. Area C and D slab and ramps have been poured and tested for levelness. Perimeter of slab has been caulked.
2. AVB membrane installed on north elevation. Work underway on east and south elevations.
3. Masonry installation on north elevation 35-40% complete.
4. Exterior framing ongoing at west elevation of Areas B and at Areas C and D. Sheathing complete on Area A and B south and east elevations and continuing on west elevations. Roof edge blocking installed at low roof above Area B (Admin. / Library) and at Area D roof. Roof edge blocking continuing around Area C roof (Gymnasium).
5. Interior framing substantially complete in Areas A and B.
6. Temporary protection installed for 2nd and 3rd floor window openings in Area A and B.
7. Roof membrane substantially complete at Areas A and B high roof. Low roof above Area B (Admin. / Library) has been started. Roofs for Areas C and D have been stocked with roofing materials.
8. HVAC piping and welding well underway in Area A and B.
9. Areas A and B ductwork installations well underway. Above ceiling mechanical equipment. Installations have begun
10. Plumbing rough-ins for bathrooms ongoing in Area A and B. Roof drain tie-ins ongoing for Areas A, B, C and D.
11. Electrical rough-ins continuing in Areas A and B.
12. Briggs Engineering and Testing Envelope inspections ongoing.
13. Initial envelope commissioning reviews on 11/19 and 11/28/12.
14. National Grid mobilized for gas line installation on N. Union St. on 12/4/12.

Brian DeFilippis reported that he along with Burt Barachowitz, met with G & R on site to review their new plan/schedule, Brian is confident that it is a good plan.

Bob Morel (G & R Principal) and Dan Aylward, (G & R Project Manager) reported on the following:

- Acknowledged that the original schedule was very aggressive.

- That they have revised their original schedule and are comfortable with the new schedule.
 - Acknowledged that there have been set backs with the dry wall subcontractor (CCM&C), but brought in another company (PSL) to supplement the original drywall efforts.
 - Legal steps are being followed to terminate CCM & C, the plan will be to then have PSL, the company doing the supplement work, to complete the dry wall phase
 - Emphasized that the project is on time with substantial completion scheduled for June 28th, with completion date scheduled for August 7th will meet the target date of August 12, 2013.
 - Finishes in the building will begin starting in early January.
 - Windows are expected to be on site by the third week of January 2013.
- The building will be tight with windows by February 21, 2013.
- In response to Supt. Bodie's question of when we can expect furniture to be delivered, G&R stated that they can incorporate deliveries into their schedule.
- Permanent power is expected to be in place by April 19, 2013.

Tony Lionetta voiced concerned that the overall project is behind by six weeks and wanted to know what safe guards are in place in ensure that project stays on time. Mr. Lionetta voiced frustration over the fact that some of the newer school buildings are requesting funds from the Capital Planning Committee to fix repairs (i.e. leaky windows, faulty sprinkler systems, etc.) and is putting everyone on notice, architects, builders, etc. that the Town will pursue claims against responsible parties for substandard construction.

Brian DeFilippis, Project Manager, responded that we currently have a good testing budget in place with Briggs Engineering and issues are addressed on a weekly basis.

• Project Budget

Brian DeFilippis reviewed the budget to date reporting that we are in on target. Additionally Burt Barachowitz noted that the construction contingency budget is in good shape.

Construction Related Items/Updates

Emergency Generator

Adam Chapdelaine, Mark Miano, and Fire Chief Jefferson met to discuss the generator needs and are comfortable with HMFH proposed Item B: the following additional items can be added to the generator without affecting the generator size or distribution system. There may be some minor costs associated with redirecting circuits from one panel to the other.

1. Additional lighting in the Gymnasium and Cafeteria
2. Add receptacles at wall locations in the Gymnasium and Cafeteria to allow small plug-in devices to be utilized when there is a loss of power.

In response to Mr. Cole's request if there were other funds available elsewhere, Mr. Chapdelaine reported that not currently or immediately.

Utility Companies

Brian DeFilippis reported that the gas company showed up today and marked the road to connect the line, gas should be on site in a few weeks.

Brian DeFilippis has been in contact with the local representative of the electric company regarding the timeline of relocating the polls on North Union Street.

Lori Cowles reported that the NSTAR rebate will not be finalized until after the first of the year.

FF&E Update

The FFE subcommittee (Supt. Bodie, CFO Diane Johnson, Purchasing Officer Domenic Lanzillotti and Sheri Donovan Thompson School Principal) and Peter Constable of Point Line Space, Inc. had an initial meeting on November 27th to discuss and review the FFE scope, services to be provided, and timeline. Sheri Donovan will spend a day with Thompson staff to assess their needs.

IT Update

Supt. Bodie reported that the IT subcommittee met (Supt. Bodie, CTO David Good, Asst. Supt. Laura Chesson, and Thompson School Principal Sheri Donovan) with Doug Faria of Edvance Technology Design Inc. on November 19th the committee discussed the telephone system, message board, LCD carts, audio systems and the type of short throw projectors to be installed. Current specs have them placed in the ceiling; the project manager will need an answer within a week or two. Doug Faria will prepare and distribute a preliminary budget for discussion purposes and the group will schedule a time to meet.

Color Subcommittee

Lori Cowles reported that the subcommittee met and discussed color options in the building. The subcommittee will present to the full committee after their final wrap up.

Approval of:

Invoices

On a motion by John Cole seconded by Domenic Lanzillotti it was unanimously:

Voted to approve HMFH Architects Amendment No. 2 Attachment F Contract for Designer Services in the amount of \$73,612.

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously

Voted to approve PMA Consultants invoice # 03383-37 dated November 6, 2012 in the amount of \$21,101.60 for professional services from October 1 – 31, 2012.

On a motion by John Cole seconded by Domenic Lanzillotti it was unanimously

Voted to approve McPhail Associates, LLC invoice #0043724 dated November 20, 2012 in the amount of \$423.95 for professional services rendered October 1 – 31, 2012.

On a motion by Domenic Lanzillotti seconded by Adam Chapdelaine it was unanimously

Voted to approve Briggs Engineering & Testing invoice #62833 dated October 27, 2012 in the amount of \$4,578.51.

Change Requests

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously

Voted to approve change request #12 in the amount of \$14003.00 for additional steel to support the curtain wall at gym.

On a motion by Domenic Lanzillotti seconded by Mark Miano it was unanimously

Voted to approve change request #13 in the amount of \$7,519.00 to provide stainless steel chases in the kitchen per PR#6A.

On a motion by Domenic Lanzillotti seconded by John Maher it was unanimously

Voted to approve change request #15 in the amount of \$1,983 to connect the PIV tamper switch to the fire alarm.

On a motion by John Cole seconded by Diane Johnson it was unanimously

Voted to approve change request #17 in the amount of \$401.00 for door changes for closers.

The Committee tabled change request #24 in the amount of \$16,804.00 to G & R for the rental of propane heaters to temporarily heat the building interior during the winter months. G & R had originally planned on using their own gas fired heaters; NSTAR has not yet to date installed the gas line. PMA will investigate further and verify the length of rental service. John Maher requested the specifications for the next meeting for review.

On a motion by Domenic Lanzillotti seconded by Diane Johnson it was unanimously

Voted to approve G & R Certificate of Payment dated 17, 2012 in the of amount \$764,252.20

Books for Bill Update

John Cole reported that the Books for Bill press release is scheduled for dissemination this week to the Arlington Advocate, Patch, Boston Globe and Boston Globe.com. The goal is to raise \$50,000; to date \$15,000 has been raised.

Next meeting dates:

The TSBC will meet on the following dates:

January 8, 2013

February 5, 2013

March 5, 2013

April 2, 2013

May 7, 2013

June 4, 2013

New Business

Lori Cowles reported that the final package has been submitted to MA-CHPS.

Lori Cowles informed the committee that she met with the OT/PT teacher who inquired if there was a possibility of installing two steel angle beams her in classroom instead of the one. Sheri Donovan responded that one beam would be sufficient.

On a motion by John Cole, seconded by Domenic Lanzillotti the meeting adjourned @ 7:55 pm.

Submitted by,
Karen Tassone
Recording Secretary